
SECTION 4: ENVIRONMENTAL SETTING

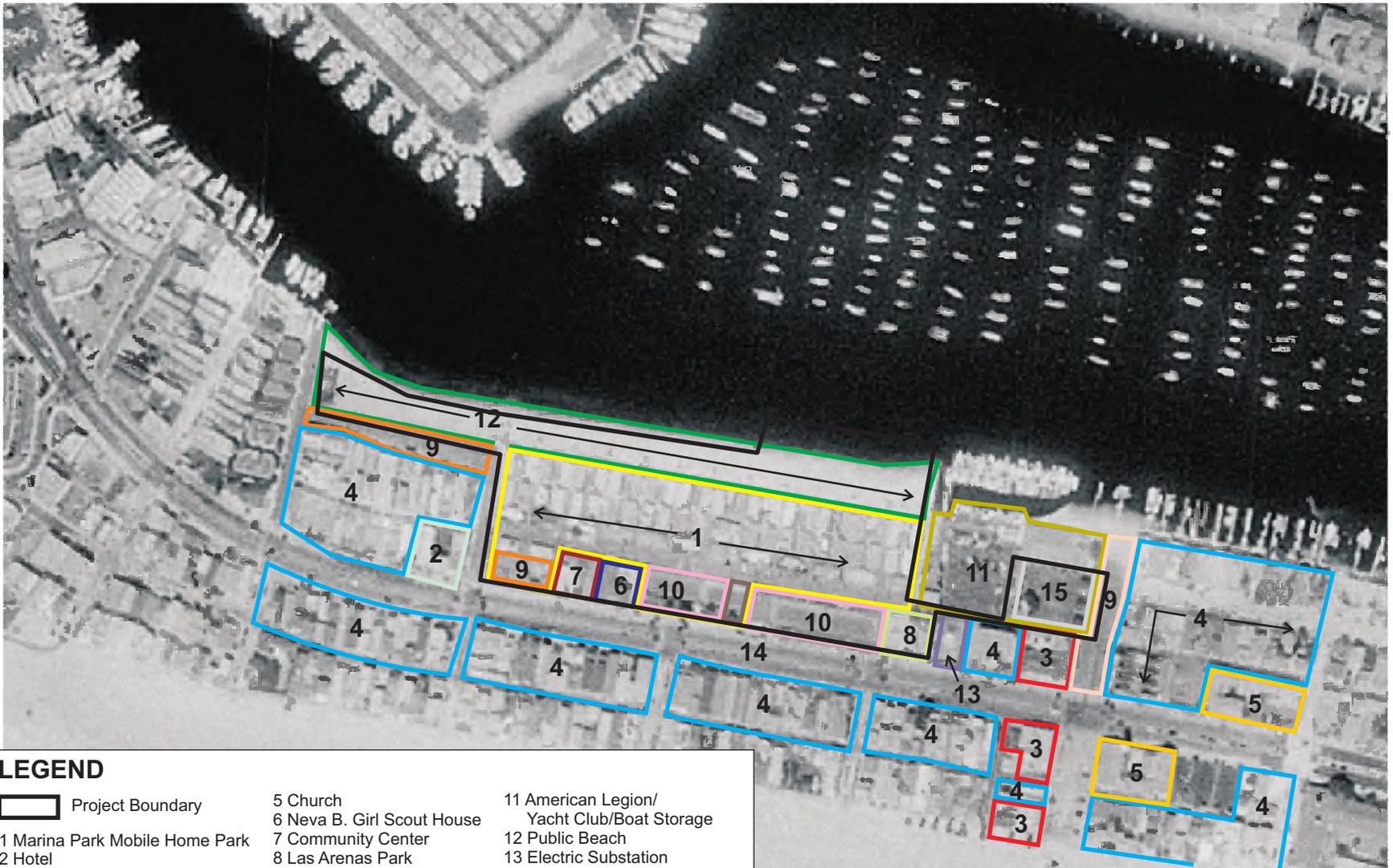
4.1 - General Description of Environmental Setting

The project site is located in the portion of the City known as the Balboa Peninsula, immediately adjacent to Newport Bay and north of Balboa Boulevard between 15th Street and 18th Street and also a portion of the beach located between 18th Street and 19th Street. The project site comprises of the Marina Park mobile home park, a public beach, Las Arenas Park, a community center, a Girl Scout house, parking, Veteran's Park, and public restrooms. The Marina Park mobile home park is an approximately 50-year-old facility with approximately 15 full-time residents and 41 part-time tenants. The public beach is located between the American Legion Post 291 and 19th Street. Las Arenas Park consists of four public tennis courts and a children's play area. The City of Newport Beach Balboa Community Center and the Neva B. Thomas Girl Scout House are located along Balboa Boulevard. A metered public parking lot with 21 stalls is located adjacent to 18th Street. Veteran's Park includes a turf area with picnic tables located adjacent to the American Legion Post 291. Finally, the existing public restroom on the public beach at 19th street is also part of the project site.

Predominant land uses in the vicinity of the project site are residential, recreational, and commercial (see Exhibit 4.1-1). Generally, the northern boundary of the project site is a portion of the public beach and Newport Bay. Immediately east of the project site is utilized as an asphalt parking lot, the American Legion Post 291, which can support up to 46 boat slips, 15th Street, and residential and commercial uses. The area south of the project site is bordered by West Balboa Boulevard and residential uses. The area west of the project site is occupied by 18th Street, a hotel, residential uses, and 19th Street along the public beach.

4.2 - Related Projects

Section 15130 of the CEQA Guidelines requires that an EIR discuss cumulative impacts of a project when the incremental effects of a project are cumulatively considerable. Cumulative impacts are defined as impacts created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. According to the CEQA Guidelines, elements considered necessary to provide an adequate discussion of the cumulative significant impact of a project include either: (1) a list of past, present, and probable future projects producing related or cumulative impacts, or (2) a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified and that describes or evaluates regional or area-wide conditions contributing to the cumulative impact.



LEGEND

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|--------------------------------|----------------------------|--|
| Project Boundary | 5 Church | 11 American Legion/
Yacht Club/Boat Storage |
| 1 Marina Park Mobile Home Park | 6 Neva B. Girl Scout House | 12 Public Beach |
| 2 Hotel | 7 Community Center | 13 Electric Substation |
| 3 Commercial | 8 Las Arenas Park | 14 Half Basketball Court |
| 4 Residential/Duplex | 9 Metered Parking Lot | 15 Veteran's Memorial Park |
| | 10 Public Tennis Courts | |

Source: USGS Newport Beach SE 3.75' DOQQ.



Michael Brandman Associates

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Exhibit 4.1-1
Onsite and Surrounding Land Uses

CITY OF NEWPORT BEACH • MARINA PARK
ENVIRONMENTAL IMPACT REPORT

The City provided a list of related projects for the purposes of identifying potential cumulative impacts (see Table 4-1). A total of 20 projects were identified within a geographic area determined by the City to produce potential cumulative effects when combined with the proposed project. Table 4-1 also identifies the remaining amount of each cumulative project that remains to be constructed.

Table 4-1: Cumulative Project List

City Wide Projects	Land Uses/Status	Percent of Uses Not Complete
Fashion Island Expansion	Retail Shopping Center/192,846 sf remaining entitlement	60
Temple Bat Yahm Expansion	Building not yet completed	35
CIOSA – Irvine Project	Entitlements constructed with exception of Hyatt expansion	9
Newport Dunes	275 rooms remaining	100
1401 Dove Street	26,982 sf office, not yet constructed	100
1901 Westcliff Surgical	12,628 sf	100
Hoag Hospital Phase III	130,000 outpatient facilities, not yet built	100
Birch Medical Office	18,885 sf	100
St. Mark Church	26,667 sf church, 5,206 sf school, under construction	23
Corporate Plaza West	42,012 sf office, under construction	100
Mariner’s Mile Gateway	56,000 sf retail, not yet built	100
Land Rover NB Service Center	58,145 sf automotive storage/service center	100
OLQA Church Expansion	19,254 sf school, under construction	100
2300 Newport	31 residential units & 31,000 sf office/retail, not yet built	100
Newport Executive Court	64,973 sf medical, not yet built	100
Hoag Health Center	350,000 sf medical, under construction	100
North Newport Center	Transfer of development rights, not yet built	100
Santa Barbara Condo	79 units, not yet built	100
Newport Coast Development off of Newport Coast Drive	3,180 Single-family residential (954 future) 1,888 Multi-family residential (564 future)	100
Newport Ridge Development – Newport Coast Drive and Bonita Canyon Drive	2,107 Single-family residential (632 future) 1,218 Multiple-family residential (384 future) 102,969 TSF Commercial	100
Source: City of Newport Beach, September 2008.		

